



Wolverton Road, Newport Pagnell, MK16 8BG

welcome to

Wolverton Road, Newport Pagnell

Offered to the market with NO ONWARD CHAIN this charming three-bedroom character property combines period appeal with practical family living and is presented in good condition throughout. The property is close to local amenities, good school catchment and has good transport links to CMK and the M1.

Entrance Hall

Double-glazed door to the front and stairs to the first floor.

Lounge

Open fireplace, radiator and double-glazed window to the rear. Double-glazed bay window to the front.

Dining Room

Open fireplace, radiator and double-glazed window to the rear. Double-glazed bay window to the front.

Kitchen

Fitted with a mix of wall and base units with work surface over, stainless steel sink with drainer, integrated electric oven and a gas hob with extractor fan over. Integrated washing machine and space for a fridge/freezer. Central heating boiler, radiator and under stairs storage cupboard. Double-glazed door to the garden.

Bathroom

Partially tiled with a wash hand basin set in a vanity unit, low-level WC and a bath with shower fixtures. Tiled flooring, radiator and loft access. Double-glazed obscured windows to the side and rear.

First Floor Landing

Stairs from the ground floor and double-glazed window to the rear. Doors to all bedrooms.

Bedroom One

Feature fireplace, carpet, radiator and double-glazed window to the front.

Bedroom Two

Feature fireplace, carpet, radiator and double-glazed window to the front. Storage cupboard with double-glazed window to the front.

Bedroom Three

Radiator, carpet and double-glazed window to the side.

Outside Rear Garden

Enclosed by fencing with gated side and rear access the garden is mainly laid to lawn with an outside water tap.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Wolverton Road, Newport Pagnell

- NO ONWARD CHAIN
- DESIRABLE LOCATION
- PERIOD FEATURES
- GENEROUS REAR GARDEN
- THREE WELL-PROPORTIONED BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NPL108374 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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